

**Members Present:** Greg Heyer, Richard Wimble, Scott Carpenter, Amit Saini

**Public Present:** Amber Soter, ZA,

**7:00 PM – G. Heyer** called the meeting to order.

The board discussed Mark Kane’s resignation. They will be advertising for an additional board member.

The Town of Fairfax was selected by The Department of Housing and Community Development to participate with 6 other Towns statewide in the Zoning for Great Neighborhoods project. This will provide Fairfax with expert advice on possible Zoning Amendments that could encourage a variety of housing types. This will take a look at possible constraints in the regs. It is a great opportunity.

The board spent time reviewing potential Regulation Amendments. The bulk of the discussion was driveway and road setbacks. Currently, the regulations make it that if you have a right-of-way on a boundary line, a road will not fit. Most ROW’s are situated along a boundary line and this number needs to be corrected. There was also discussion making all ROW’s be a minimum of 50’ going forward and how to allow pre-existing ROW’s that are smaller be allowed to construct and develop without meeting the setbacks, as it would be impossible in many situations.

Sign discussion included adding a provision for buildings that house multiple business’s. Should the size be increased? Should the amount of allowed signs be increased? This is also an issue that needs to be addressed in the upcoming re-write.

The board was asked to start thinking about how we calculate density and developable land. Do we want to amend this? Right now, even if you have a suitable spot for a house and septic, if you don’t meet the density after subtracting out all undevelopable land, you can’t subdivide. Do you really need the entire parcel amount to equal developable land if you have a suitable house site?

**8:55 PM- S. Carpenter** made a motion to approve the minutes from September 17, 2019. **R. Wimble 2<sup>nd</sup>**. All in favor.

The next Planning Commission meeting will be November 5, 2019.

**9:05 PM – A. Saini** moved to adjourn; **S. Carpenter** second. All in favor.

Respectfully submitted,  
Amber Soter, Assistant to the Planning Commission

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
For the Planning Commission

.....*These minutes are  
unofficial until approved at the next regularly-scheduled meeting. All motions were unanimous unless otherwise indicated.*